

ARTICLE III. BUILDING DEMOLITION

Sec. 101-52. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building includes homes, stores, warehouses, schools, garages and any other physical structure that requires a building permit to construct under the current zoning ordinance of the city set forth in appendix A to this Code.

Demolition refers to partial and/or complete destruction or removal.

(Ord. No. 280, § 2, 4-9-1996)

Sec. 101-53. Inspection and permit required.

Before any activity can begin on the demolition of any building, the owner of the building must apply for a demolition permit from the city offices. Upon receipt of application for a demolition permit and prior to issuance of a demolition permit, the city will arrange for an inspection of the premises by the building official to ensure that utilities have been appropriately addressed, that the demolition project complies with all zoning requirements and to ascertain what, if any, barricades and/or fencing around the demolition project are needed. The demolition permit will be issued after the city is satisfied that all conditions required by the building official inspection are in place.

(Ord. No. 280, § 3, 4-9-1996)

Sec. 101-54. Permit duration.

A demolition permit will be issued and remain valid for a period of time equal to the time reasonably required to complete the demolition project, as determined by the building official during the inspection process. If additional time is required beyond the initial time period, the owner must request a new demolition permit pursuant to section 101-53 above. The building official will reinspect the demolition project, determine if additional time is needed, and then issue a new permit accordingly.

(Ord. No. 280, § 4, 4-9-1996)

Sec. 101-55. Requirements during demolition project.

The conditions set forth by the building official shall be maintained throughout the demolition project. Storage of equipment and/or materials on the demolition site must be reasonable and must not present any safety hazards to the general public.

(Ord. No. 280, § 5, 4-9-1996)

Sec. 101-56. Project duration.

No demolition activity may take place beyond the expiration date of the most recent demolition permit.

(Ord. No. 280, § 6, 4-9-1996)

Sec. 101-57. Requirements upon completion of project.

When the demolition project is completed:

- (1) Any and all equipment, supplies, material, and/or debris must be removed from the property entirely.
- (2) The land must be restored to a safe and natural status (i.e., all holes must be filled in, land must be leveled, etc.).
- (3) The owner must notify the city offices of completion at which time the building official will reinspect the premises to ensure compliance with all zoning requirements and to ensure that the land is returned to a safe and natural status.

(Ord. No. 280, § 7, 4-9-1996)